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CLEARLAKE GENERAL PLAN

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**CLEARLAKE
GENERAL PLAN**

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CITY OF CLEARLAKE
June 1983

City Council

Eugene Achter, Vice Mayor
Dr. Thomas Hewlett, Council Member (Former Mayor)
Doris C. Logoteta, Council Member
John C. Lucich, Mayor
Ed Robey, Jr., Council Member

Planning Commission

Roy Burrell
James Herrmann, Vice Chair
Leo M. Park
Ed Ransford
Gene Schwartz
Herman Strauss
M. Anita Yost, Chair
Former Members
Gary Jensen
James Kennedy
Alice Q. Welton

Planning Department

Donald M. Bayer, Director
of Planning
Celeste Wixom, Associate
Planner
Bill Pfanner, Assistant
Planner

RESOLUTION NO. 83-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT AS COMPLETE FOR THE GENERAL PLAN FOR THE CITY OF CLEARLAKE AND FINDING THAT SAID REPORT CONFORMS TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, a Notice of Preparation of a Draft Environmental Impact Report on the Draft General Plan was prepared and duly circulated to potentially interested agencies and individuals; and

WHEREAS, a Draft Environmental Impact Report on the General Plan was prepared, Notice of Completion published, and the Draft Environmental Impact Report made available for review by potentially interested agencies and the general public; and

WHEREAS, the Planning Staff of the City of Clearlake has filed with the City Council a Draft Environmental Impact Report; and

WHEREAS, following the required notification period the City Council on May 16, 1983, held a public hearing on the Draft Environmental Impact Report; and

WHEREAS, at the public hearing the City Council permitted all persons the opportunity to be heard and to present evidence and testimony related to the Draft Environmental Impact Report; and

WHEREAS, the City Council has responded to specific comments expressed by citizens and agencies regarding the Draft Environmental Impact Report and caused a Final Environmental Impact Report to be prepared;

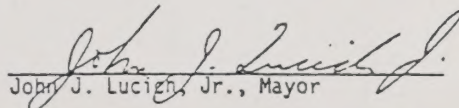
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Clearlake finds, determines and declares the Final Environmental Impact Report for the General Plan for the City of Clearlake is complete and conforms to the requirements of the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of Clearlake, State of California, on this 20th day of June, 1983, by the following vote:

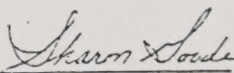
AYES: Mayor Lucich, Vice-Mayor Achter, Councilmembers
Logoteta and Hewlett

NOES: None

ABSENT OR NOT VOTING: Councilmember Robey (Absent)


John J. Lucich, Jr., Mayor

ATTEST:

Julie So Relle 
Julie SoRelle, / Sharon Goode,
City Clerk Deputy Clerk

ATTACHMENT A

Changes in the General Plan, as recommended to the City Council
March 10, 1983, by the Planning Commission, made by the City Council
on May 16, 1983.

1. The frontispiece of the General Plan/Policies and Programs is revised to correct the omission of the name of James Kennedy among the members of the Planning Commission at the time the General Plan was in preparation.
2. The General Plan Map is revised to show a commercial node located generally on the south side of Old Highway 53 between Ridgeview and Crawford.
3. Paragraph 6.15 is revised to read:

Residential, 4,000 to 5,000 square feet per dwelling	Single family residences; home occupations by special use permit (6.15)
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GENERAL PLAN CONSULTANTS

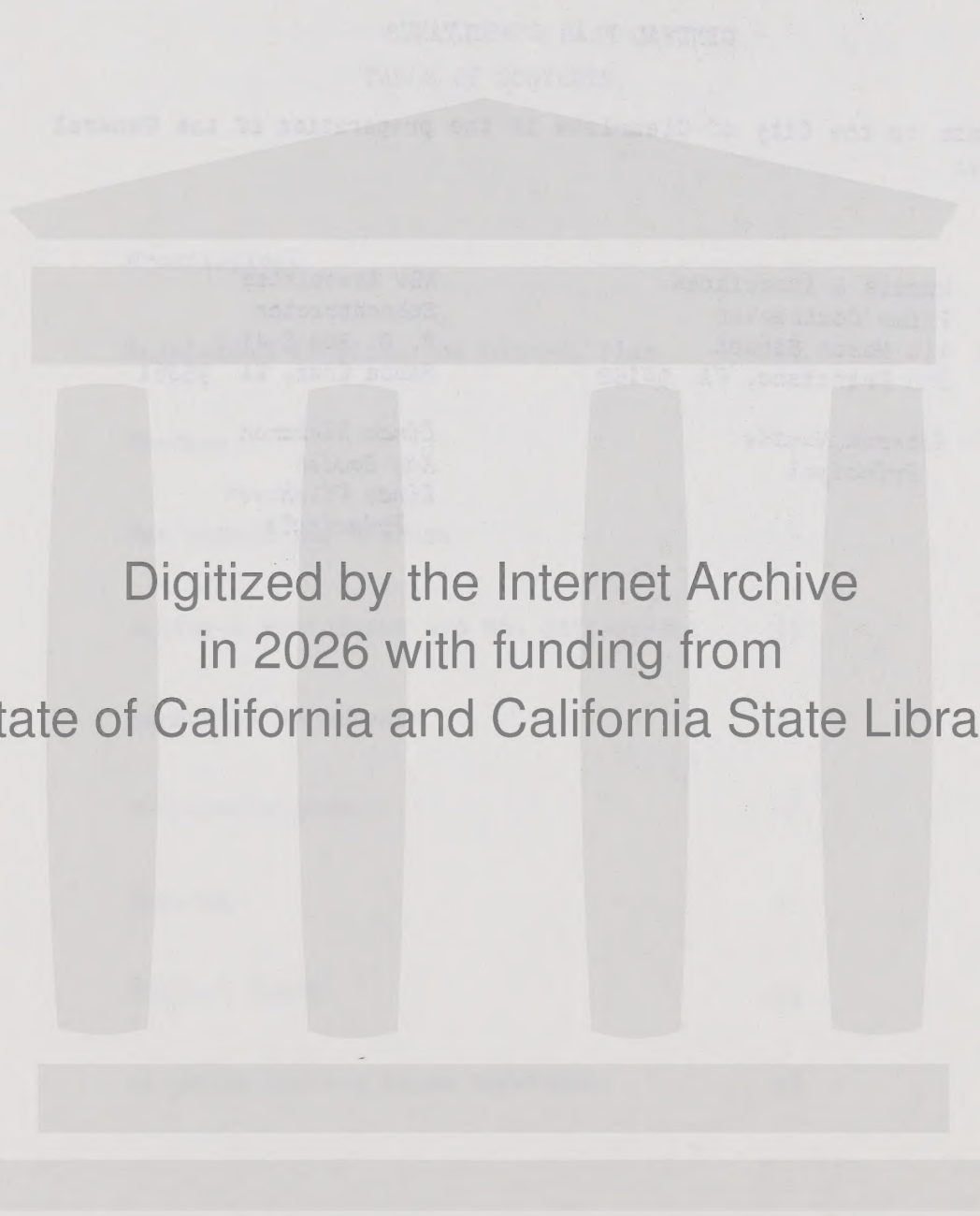
Consultants to the City of Clearlake in the preparation of the General Plan were:

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San Francisco, CA 94102

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Principal

NBW Associates
Subcontractor
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Linda Nieboer
Kay Bowden
Linda Wilshusen
Principals



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PREFACE

This is the General Plan of the City of Clearlake.

Clearlake was incorporated in November 1980, and is required under the provisions of California law to prepare a general plan within 30 months of incorporation. This plan satisfies state law: it is comprehensive, long-term and internally consistent.

It is comprehensive in taking into consideration the variety of factors (natural, historical, economic and demographic) that shape what Clearlake is now and how it can change. It is long-term, providing a view of the future given anticipated population growth and actions the city and its citizens can take to help ensure that growth take place in a manner compatible with city objectives.

Finally, the plan meets the state's requirement of internal consistency. This achievement is the product of an extensive program of community and Planning Commission participation in general plan preparation - a program that has provided both the inspiration and the structure for the policies and programs which this General Plan sets forth.

CLEARLAKE TODAY

Clearlake is an established residential community which has developed over the years on lands stretching back from the resorts along the shores of Clear Lake.

The city's present population approaches 10,000. A large share of these residents are retired, giving the city a higher median age (nearly 50) than is typical of the state.

Until the 1970s, growth has been slow and low key: new residents were drawn to the area by its tranquillity and its slow pace of life. Neither newcomers, nor the county as the responsible agent for land development controls, felt that the strict zoning and building requirements of more densely settled areas were needed or appropriate in this rural community. As a result, the backbone of a public services system - paved streets, public water systems, public sewerage - is still lacking in many areas of the city.

The absence of strong development controls helped make Clearlake housing less expensive than housing in other communities, and the fact that it was (and still is) less expensive drew to the City residents who were interested in a community in which housing costs - and the red tape associated with putting a residence in place - could be minimized.

Mobile homes, unwelcome in many communities and frankly regulated out of others, have found their place in Clearlake's more relaxed environment, and currently constitute about 30 percent of the housing supply and over 50 percent of new units put in place.

The natural setting of the city is extremely attractive. Because of the varied topography, many sites command mountain or lake views. Blue oak groves and walnut orchards provide summer shade, and the altitude and clean air are invigorating. Although much of the town has been subdivided (with the earlier subdivisions allowing for lots as small as 25 feet by 100 feet), the actual built density is about four units per residential acre, with the majority of legal lots unbuilt. The low density has helped preserve vegetation and vistas and contributes to the city's rural flavor.

PRESERVING THE COMMUNITY'S RURAL CHARACTER

Distance from the closest metropolitan area and the low-intensity of retail and service development in Clearlake and in Lake County pose inconveniences to residents, yet few would want to give up Clearlake's informality and neighborliness in order to have more businesses, more chain stores and more of what else the one-hour-plus drive to Santa Rosa or the two-hour-plus drive to San Francisco can supply. The main message of the first general plan public workshop was: preserve Clearlake's "rural character and small town atmosphere".

Exploring further what aspects of the community residents had in mind in wanting to preserve the city's rural character, a questionnaire on that subject was distributed at City Hall and printed in the local newspaper. Response to the questionnaire indicated the great importance placed on the community's visual assets: its shade trees, the lake, and scenic vistas of the lake and hills. And while respondents did not object to new development - tourist commercial, general commercial or industrial - there was a strong interest in maintaining the present low density appearance.

A CHOICE FOR CLEARLAKE

Taking into account the community's strong preference for rural character, the general plan consultants outlined three possible future directions for the city, each of which, with the right set of public policies and development controls, would honor the residents' essential preference.

The three options focused respectively on residential neighborhoods, on tourism and recreation, and on employment. Each offered the potential of helping move Clearlake along a path giving particular emphasis - in terms of staff time and spending priorities - to one aspect of the community. The options were explored in a second general plan public workshop, titled "Choices for Clearlake".

The choice of the workshop was an emphasis on tourism and recreation - an emphasis, however, that recognized the importance of tourist facilities and recreational assets in enriching the lives of Clearlake residents as well as attracting visitors. This option was seen as building on Clearlake's historic economic base, and continuing to

provide substantial employment and entrepreneurial opportunities, while protecting the community's visual assets and offering a wide choice of leisure time activities.

GENERAL PLAN PRIORITIES

The second workshop having established the overall focus of the plan - an emphasis on recreation and tourism - the general plan consultants and the Planning Commission next considered an array of programs, policies, development guidance techniques and special studies that the general plan might incorporate to lead the community in the chosen direction.

Four approaches topped the list: encouraging tourist-related development, guiding commercial development, design study of Lakeshore Drive and examination of Clearlake's redevelopment potential.

These priorities are highly compatible, reinforcing the general plan's focus on how to make the most of the city's leisure time resources while taking measures to ensure that public actions both strengthen the tourist base and avoid jeopardizing the community assets that make Clearlake attractive to both visitors and residents.

The user of the general plan will find that the policies and programs it sets forth cover a great many subjects - from seismic safety to noise to erosion control - that have only a peripheral relationship to the main focus of the plan. These subjects also are important in establishing a pattern of sound planning and development practice on which the overall effectiveness of the plan will depend. The policies and programs affecting tourism, recreation, commercial development and community appearance receive far more attention here than in most communities' general plans, and the effort - in funding, staff time and volunteer activities - that Clearlake puts into those areas will determine how quickly the city can move in the direction that citizens and their Planning Commission have chosen.

LAND USE CATEGORY	POLICY OR PROGRAM
Visitor Services	
Visitor Accommodations	
Commercial Visitor Services/Residential	
Parks	
Special Study Areas	
Resource Protection Areas	
Agriculture	
Civic and Office	
Industrial	
Commercial	
Very Low Density Residential	
Low Density Residential	
Medium Density Residential	
Managed Development Areas	

GENERAL PLAN MAP DESIGNATIONS FOR RECREATION AND TOURISM

Visitor Services

Visitor Accommodations

Mixed Designations

4

Visitor
Services

Mixed
Designations

RECREATION AND TOURISM

CLEARLAKE INTENDS TO:

Promote an attractive and functional downtown visitor area along both sides of Lakeshore Drive.

Ensure that development of recreation and tourism does not jeopardize the natural environment and rural character of Clearlake.

Urge Clearlake residents to help make Clearlake a recreation and visitor center for northern California.

Encourage public access to Clear Lake.

CLEARLAKE'S GUIDELINES FOR RECREATION AND TOURISM ARE:

GENERAL PLAN MAP DESIGNATIONS FOR RECREATION AND TOURISM

Land use designations for recreation and tourism on the General Plan Map concentrate visitor uses in specific areas of the community. (1.01)

Visitor Services

This land use designation is applied to the downtown area which is the focus for recreation and visitors and is intended to encourage the development of restaurants, hotels, motels, cafes, small retail stores and similar uses. (1.02)

Visitor Accommodations

This category is applied to those areas which are appropriate for a variety of visitor lodgings but which are not intended to include other visitor services. (1.03)

Mixed Designations

Mixed land use designations are applied to several areas in which both resident and visitor needs are served. These designations intermix visitor services with other commercial uses, or visitor accommodations with residential uses. Mixed use is intended to promote attractive and functional combinations of development. (1.04)

ND USE
TEGORY

POLICY OR
PROGRAM



Visitor Services	Visitor Accommodations	Commercial Visitor Services/Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	POLICY OR PROGRAM
													Parks
													DOWNTOWN VISITOR AREA
													Visitor Area Design
													VISITOR ACCOMMODATIONS
													Mixed Visitor and Residential Area-1

Parks

This land use designation indicates existing and possible future public park and recreation sites. (1.05)

DOWNTOWN
VISITOR AREA

Visitor-serving land uses shall be concentrated in specifically-designated areas to take advantage of their mutually-reinforcing economic and land use effects. (1.06)

The downtown area along both sides of Lakeshore Drive between Redbud Park and Burns Valley Creek is intended to be the primary area for visitor services and accommodations. The lake side of Lakeshore Drive should be developed with hotels, motels, restaurants and similar visitor uses. The other side is intended to be developed with a mix of visitor uses and other commercial uses. (1.07)

Visitor
Area
Design

The design of developments in the downtown visitor area is particularly important. Developments in this area should have adequate parking, should be safely and easily accessible by automobile or on foot, should look nice, should have landscaping along the street and the lakefront, and should improve views of the lake from Lakeshore Drive rather than obstruct them. (1.08)

VISITOR
ACCOMMODATIONS

A variety of motels, hotels, lodging houses, bed and breakfast inns, cottages and campsites is encouraged to serve visitors. (1.09)

Mixed Visitor

The area north of Burns Valley Creek, lakeside of Lakeshore Drive, to Clearlake Park is designated for development with a mix of visitor accommodations and residential uses. (1.10)

USE
CATEGORY

POLICY OR
PROGRAM



Visitor Services	Visitor Accommodations	Visitor Services/Commercial	Visitor Accommodations/Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	
														Mixed Visitor and Residential Area-2
														Motels
														Campgrounds
														Conference Centers
														PARKS
														Sites
														Access
														SCENIC VIEWS

Mixed Visitor
and Residential
Area - 2

The existing trailer park resort area between Lotowana Avenue and Park Street (west of Old Highway 53) is designated mixed residential and visitor accommodations suitable for private redevelopment with apartments, townhouses, condominiums and cottages. (1.11)

Motels

Motels will be encouraged to locate only in areas with easy access. (1.12)

Campgrounds

Tent and recreational vehicle campgrounds will be encouraged along Cache Creek and in other attractive and easily accessible locations. (1.13)

Conference
Centers

Development of conference centers with meeting rooms, banquet facilities and adequate hotel rooms for larger meetings will be encouraged. (1.14)

PARKS

Sites

Redbud Park and Austin Park are used by visitors and residents.

A new park site has been acquired by the state at Anderson Marsh. The city should work closely with the state on developing a plan for park access and use which takes account of local preferences and needs. Future park areas may be selected as the need arises. (1.15)

Access

The location of these parks and access to them should be made obvious by directional signs, especially from State Route 53. (1.16)

SCENIC VIEWS

Views from overlooks and vista points should be preserved by regulating the height and bulk of new construction. (1.17)

ND USE
TEGORY

POLICY OR
PROGRAM



Visitor Services	Visitor Accommodations	Visitor Services/Commercial Residential	Parks	Special Study Areas	Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	
☒	☒	☒	☒											AMEND THE ZONING ORDINANCE
														Zone Districts
														APPOINT CITIZENS COMMISSION
														PROMOTION ACTIVITIES
☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	SCENIC ROUTE

THE CITY WILL TAKE ACTION TO:

**AMEND THE ZONING
ORDINANCE**

Amend the City's zoning ordinance to implement the recreation and tourism land uses.

Zone Districts

Zone Districts

Examples of Permitted Uses

Visitor
Commercial

Motels, hotels, restaurants,
cafes, small retail stores
selling items for the visitor
trade, theatres, indoor
recreation. (1.18)

Visitor
Accommodation

Motels, hotels, lodging
houses, bed and breakfast
inns, cottages. (1.19)

Parks

Public parks.

**APPOINT CITIZENS
COMMISSION**

Establish a public/private commission (such as a visitors and convention bureau or a recreation and tourism commission) to develop a plan for recreation and tourism and engage in promotion activities. (1.20)

PROMOTION ACTIVITIES

Request San Francisco Bay Area and Sacramento area radio and television stations to report Clearlake weather in their forecasts. (1.21)

SCENIC ROUTE

Interesting buildings and features of the town, archeological sites, vista points and views of the town should be identified and a scenic route map, road signs and a self-guided tour brochure prepared. (1.22)

Conduct a competition for design of Clearlake pennant or flag. (1.23)

LAND USE CATEGORY	POLICY OR PROGRAM
Visitor Services	LAKESHORE DRIVE DESIGN STUDY
Visitor Accommodations	
Commercial Visitor Services/Residential	
Parks	
Special Study Areas	
Resource Protection Areas	
Agriculture	
Civic and Office	
Industrial	
Commercial	
Very Low Density Residential	
Low Density Residential	
Medium Density Residential	
Managed Development Areas	

LAND USE CATEGORY	POLICY OR PROGRAM
Visitor Services	LAKESHORE DRIVE DESIGN STUDY
Visitor Accommodations	
Commercial Visitor Services/Residential	
Parks	
Special Study Areas	
Resource Protection Areas	
Agriculture	
Civic and Office	
Industrial	
Commercial	
Very Low Density Residential	
Low Density Residential	
Medium Density Residential	
Managed Development Areas	

LAKESHORE DRIVE
DESIGN STUDY

Prepare a plan for land uses, design and development standards along both sides of Lakeshore Drive from State Route 53 to Burns Valley Creek. Studies for the plan should include inventories of:

- existing building bulk and envelopes;
- existing vacant public and private open space;
- existing trees;
- existing improvements, including sidewalks, driveways, parking lots;
- views and access to Clear Lake uses and activities; and
- traffic and parking demand. (1.24)

Studies should also include analysis of potential:

- arrangements of buildings to permit visual and pedestrian access;
- building scale and landscaping patterns to provide attractive visual variety and functional order
- programs to regulate traffic and provide adequate parking; and
- compatible uses. (1.25)

Detailed ~~recommendations~~ should address:

- specific land uses in the downtown visitor area;
- building heights and set-backs;
- landscaping criteria;
- locations of driveways and intersections;

[illegible]

Interim Requirements

--parking standards

--location of public parking. (1.26)

Interim
Requirements

Until the Lakeshore Drive Design Study is completed, all new development in the downtown area (including modernization, renovation or improvement of existing structures requiring a commercial building permit and associated open space such as walkways, alleys or parking) will be required to construct curb, gutter and sidewalks. (1.27)

LAND USE CATEGORY	POLICY OR PROGRAM
Visitor Services	
Visitor Accommodations	
Commercial Visitor Services/Residential	
Parks	
Special Study Areas	
Resource Protection Areas	
Agriculture	
Civic and Office	
Industrial	
Commercial	
Very Low Density Residential	
Low Density Residential	
Medium Density Residential	
Managed Development Areas	

GENERAL PLAN MAP DESIGNATIONS FOR RESOURCE PROTECTION AND THE ENVIRONMENT

Special Study Areas

Resource Protection Areas

16

Special
Study
AreasResource Protection
Areas

RESOURCE PROTECTION AND THE ENVIRONMENT

CLEARLAKE INTENDS TO:

Improve the water quality in Clear Lake so that it is an attractive lake to swim, fish and boat.

Ensure that the air over Clearlake will be clean and clear.

Preserve the open marshes and grasslands; the orchards, vineyards and fields; the undeveloped hillsides; and the uncluttered views of Mt. Konocti, the hillsides and the town.

Preserve land in agricultural use.

Protect the community from intrusive noise.

CLEARLAKE'S GUIDELINES FOR RESOURCE PROTECTION AND THE ENVIRONMENT ARE:

GENERAL PLAN MAP DESIGNATIONS FOR RESOURCE PROTECTION AND THE ENVIRONMENT

The land use designations for resource protection and the environment are intended to require detailed study of outlying undeveloped areas, preserve open space, and protect people and property. (2.01)

Special Study Areas

This designation is provided for one area within the City - the Borax Lake area - and one area outside the City within the City's sphere of influence - the Bald Mountain area (the James property). It is used to recognize that further study should be conducted of these areas before any specific designations for conservation or development are approved. Issues to be addressed in a study of one of these areas include: slope stability, access, drainage, scenic value, potential for contribution to Clearlake's open space, recreation, agriculture, employment and housing needs. (2.02)

Resource Protection Areas

Hillsides, creeks, marshes, wildlife habitats, flood and seismic hazard areas, orchards and vineyards, and similar areas are valuable as open space and contribute to the rural character of Clearlake. Division of these lands will be permitted only where it can be demonstrated that site planning and engineering will mitigate natural hazards and respect environmental resources. (2.03)

Visitor Services	Visitor Accommodations	Commercial Visitor Services/Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	POLICY OR PROGRAM ↓
					●								Agriculture
					●	●		●	●	●	●	●	Managed Development Areas
●	●	●	●	●	●	●	●	●	●	●	●	●	WATER QUALITY
					●			●	●	●			Septic Systems
									●	●	●		Lot Mergers
●	●	●	●	●		●	●	●		●	●	●	Sewers

Agriculture

This designation is applied to lands intended to remain in agricultural use. Agriculture diversifies Clearlake's economy and contributes to its rural character, and should be retained wherever possible. (2.04)

Managed Development Areas

This designation is applied to hillsides, hazard areas including seismic hazard areas, agricultural lands, creek areas and marshes in which development appropriate to conditions may be considered. (2.05)

WATER QUALITY

Water quality in Clear Lake is affected by pollutants in surface run-off and pollutants in sub-surface drainage, particularly from septic systems. The City and the County should cooperate in programs to monitor the amount and quality of all drainage into Clear Lake; high standards for the control of pollution should be set so that water quality in Clear Lake will continue to improve. (2.06)

Septic Systems

Continuing analysis of soils reports and percolation rates should be conducted to monitor the adequacy of any new development. City and County should continue to cooperate to assure that water quality standards will be met by on-site systems. (2.07)

Lot Mergers

To achieve larger minimum lot sizes for septic systems, a merger ordinance should be enacted requiring the merger of adjacent lots of less than 5,000 square feet under the same ownership. (2.08)

Sewers

All new commercial and industrial development should be connected to sewers or meet City standards for septic systems. All new multi-unit residential development and single-family residential subdivisions on lots less than 12,000 square feet should be connected to sewers. (2.09)

ND USE
CATEGORY

POLICY OR
PROGRAM



Visitor Services	Visitor Accommodations	Visitor Services/Commercial Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	
●	●	●	●	●	●	●	●	●	●	●	●	●	Erosion Control
●	●	●	●	●	●	●	●	●	●	●	●	●	FLOOD HAZARD
				●				●	●	●	●		Floodways
●	●	●	●	●	●	●	●	●	●	●	●	●	Drainage
●	●	●	●	●	●	●	●	●	●	●	●	●	On-Site Detention
						●	●						AIR QUALITY
													Potential Impacts of Out-of-City Actions on Clearlake Air Quality

Erosion
Control

The City should adopt the Model Erosion Control Ordinance developed by the State of California. (2.10)

FLOOD
HAZARD

To reduce loss of life, injuries, damage to property and economic and social dislocation resulting from flooding, new development in areas subject to inundation should be conditioned with specific siting and construction techniques. (2.11)

Floodways

Floodways are channels within which water flows at a velocity that poses a hazard to life and property. New development in floodways shall not be permitted. (2.12)

Drainage

To prevent flooding in the Burns Valley Creek watershed and throughout the City of Clearlake, the City should consider adopting a master plan for improvements to the drainage system. (2.13)

On-Site
Detention

All new construction should be required to incorporate on-site run-off storage and filtering into site improvement plans where necessary to improve drainage and prevent future flooding. (2.14)

AIR QUALITY

Existing air quality in Clearlake is healthful, far superior to most areas of the state and nation. Preservation of air quality is important to City residents and to tourism. (2.15)

Potential Impacts
of Out-of-City
Actions on
Clearlake
Air Quality

State Implementation Plans (SIP) and Prevention of Significant Deterioration Plans (PSD) should recognize the City of Clearlake as the largest urban center of Lake County and downwind of sources to the north and west which can adversely affect its air quality. (2.16)

USE
CATEGORY

POLICY OR
PROGRAM



Visitor Services	Visitor Accommodations	Commercial Visitor Services/Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	Pursue Land Use Patterns that Reinforce Clean Air Objectives
●	●	●	●	●	●	●	●	●	●	●	●	●	ENVIRONMENTAL REVIEW
			●										Special Study Areas
													AMEND THE ZONING ORDINANCE
			●										Zone Districts

Pursue Land Use
Patterns that
Reinforce Clean
Air Objectives

The City shall promote land use patterns that concentrate commercial and industrial land uses so that they can be served more easily by public or semi-public taxis and buses. (2.17)

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) establishes a framework for conducting environmental review of all proposed development. All proposed development will be reviewed for consistency with the CEQA guidelines. (2.18)

Special
Study
Areas

If development is proposed in the Special Study areas before the City adopts specific land use designations in those areas, the applicant will be required, through the environmental review process, to complete studies pertaining to slope stability, access, drainage, scenic value, other required studies, and analysis of the proposed project's contribution to Clearlake's open space, recreation, agriculture, employment and housing needs. (2.19)

THE CITY WILL TAKE ACTION TO:

AMEND THE ZONING
ORDINANCE

Amend the City's zoning ordinance to implement the resource protection and the environment land use designations.

Zone
District

Zone
Districts

Examples of Uses

Special
Study
District

To be determined through special studies. (2.20)

Resource
Protection
Area (RPA)
Special
Planned
Development
District

Residential uses by special use permit at the densities to be approved by the Planning Commission, taking into consideration access and physical constraints on development; agricultural uses; open space uses. (2.21)

USE
CATEGORY

POLICY OR
PROGRAM



	POLICY OR PROGRAM
Visitor Services Accommodations Commercial Visitor Services/ Residential Parks Special Study Areas Resource Protection Areas Agriculture Civic and Office Industrial Commercial Very Low Density Residential Low Density Residential Medium Density Residential Managed Development Areas	
Define Net Developable Land	
Special Planned Development Districts	

Burns Valley (BV) Special Planned Development District	Residential uses by special use permit at overall densities not to exceed two units per acre; agricultural uses; open space uses. (2.22)
Hazard Overlay District	Uses permitted consistent with underlying zone district, provided hazards can be mitigated. Hazards overlay district includes flood plains, slopes exceeding 30%, areas of known seismic hazards, wildfire areas, marshes, areas of significant wildlife habitat, and the Pearce Field clear zone. Additional site-specific information may be required with development permit applications. (2.23)
Exclusive Agricultural District	Agriculture and appurtenant uses including residences. (2.24)
Define Net Developable Land	Include in the zoning ordinance the following method for calculating net developable land of a parcel: from gross area, subtract slopes greater than 30%, marshes or grasslands, creek corridors measured 30' from centerline of stream, and rights-of-way. (2.25)
Special Planned Development Districts	Amend zoning ordinance to establish special planned development district standards. Development standards would emphasize retaining existing natural features, including trees, replanting trees where any are removed, and generally maintaining rural character. Use of planned development techniques may be appropriate in other areas of Clearlake. (2.26)

[illegible]

Agricultural Land Development Standards	Amend zoning ordinance to include site standards for residential development on agricultural lands. These standards should emphasize retaining existing trees, replanting trees removed, and generally maintaining rural character. (2.27)
USE THE ENVIRONMENTAL REVIEW PROCESS	All requirements of state law governing the environment will be implemented. (2.28)
Within Sphere-of-Influence	Request Lake County to provide formal notice of, and opportunity to comment on, any application filed for developments outside the City limits but within the City's sphere-of-influence, prior to any determination of environmental impact by Lake County's environmental coordinator. (2.29)
Within City Limits	In order to implement the California Environmental Quality Act (CEQA), an environmental impact report shall be required on any development project if there is evidence that water quality, air quality, agricultural productivity or open space areas may be adversely affected. (2.30)
FLOOD INSURANCE PROGRAM	Continue to participate in the National Flood Insurance Program (HUD). (2.31)
DEVELOP A WATER QUALITY MASTER PLAN FOR CLEAR LAKE	Join with Lakeport, Lake County, Yolo County and the State of California Water Resources Control Board to develop and implement a water quality master plan for Clear Lake that will restore the lake so that 100' out from shore a person can see the bottom. (2.32)
SEWERS	Participate with the State Water Resources Control Board, the Central Valley Regional Water Quality Control Board and the County Sanitation District in formulating a plan for phased development of sewer capacity and extension of sewer lines suitable to the City's needs. (2.33)

AND USE
CATEGORY

Visitor Services	Visitor Accommodations	Visitor Services/Commercial Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas
------------------	------------------------	---	-------	---	-------------	------------------	------------	------------	------------------------------	-------------------------	----------------------------	---------------------------

POLICY OR
PROGRAM



AIR QUALITY

NOISE

AIR QUALITY

City programs should be developed to assure continued maintenance of local air quality, including steps to reduce reliance on the automobile, paving of dust-producing roadways, and controls on unnecessary burning. Reviews of site and building plans should address odor problems along the lakeshore and in areas of gaseous permeations such as Burns Valley. (2.34)

NOISE

Within 60 CNEL noise countours for the year 2000 (prepared for Lake County and referenced in the background paper on noise) residential structures shall be sited and constructed so as to insure that interior noise levels in habitable rooms, with windows closed, shall not exceed an annual CNEL of 45 dB. (2.35)

[illegible]

Civic and Office Uses

Town Center

Austin Park-
Burns Valley
School Center

Southshore
Center -

COMMUNITY APPEARANCE

CLEARLAKE INTENDS TO:

Ensure that the City keep its rural character and small town atmosphere.

Designate a location for a town center and other focal points for civic activities.

Improve the appearance of the community by encouraging good design, landscaping and maintenance of property.

Protect the community's archeological, historic and architectural resources.

CLEARLAKE'S GUIDELINES FOR COMMUNITY APPEARANCE ARE:

GENERAL PLAN MAP DESIGNATIONS FOR COMMUNITY APPEARANCE

Land use designations for a town center and public service areas are:

Civic and Office Uses

Town Center

The area of the existing City Hall, in the vicinity of Howard and Pearl Streets, is now the site of the town center. (3.01)

It is intended that a more appropriate site be designated in the future. Two sites that could be considered include:

Austin Park - Burns Valley School Center

The area around Burns Valley School could be developed with civic uses including City offices, other professional and administrative offices, museums and an auditorium. Austin Park could be extended to include the Burns Valley School site. (3.02)

Southshore Center

The Southshore Center could be expanded to include the Redbud Community Hospital, Yuba College, the Oak Hill School, the Konocti Unified School District offices and surrounding vacant land. (3.03)

	Visitor Services	Accommodations	Parks	Agriculture	Civic and Office	Industrial	Commercial	Density Residential	Mixed Density Residential	Managed Development Areas	POLICY OR PROGRAM ↓
TREES	X	X	X	X	X	X	X	X	X	X	
Low Building Profiles	X	X		X	X	X	X	X	X		
BUILDING DESIGN CRITERIA	X	X	X	X	X	X	X	X	X		
NEIGHBORHOOD FIX-UP											
AMEND THE ZONING ORDINANCE											
Zone Districts				X							

32

Suitable uses in these areas include professional and administrative offices, auditoriums, museums and parks. (3.04)

TREES

Native trees, groves and orchards are valuable to the rural character of Clearlake and should be preserved wherever possible. (3.05)

Low Building Profiles

Because trees are an important element of Clearlake's rural character, low building profiles are preferred. (3.06)

BUILDING DESIGN CRITERIA

New construction should be consistent with the size of existing buildings in Clearlake. This consistency may be achieved by design techniques such as diverse roof heights and facades, window locations, and mixing one- and two-story buildings. (3.07)

NEIGHBORHOOD FIX-UP

Clearlake should promote volunteer participation and cooperation in neighborhood clean-up, fix-up campaigns and weed abatement programs. (3.08)

THE CITY WILL TAKE ACTION TO:

AMEND THE ZONING ORDINANCE

Amend the City's zoning ordinance to facilitate improvements in community appearance.

Zone Districts

Zone District

Examples of Permitted Uses

Office and
Civic Use
District

Professional and government offices, auditoriums, museums, theatres, community swimming pools, hospitals, schools, appurtenant retail and restaurant uses. (3.09)

LAND USE
CATEGORY

POLICY OR
PROGRAM



Visitor Services	Visitor Accommodations	Commercial Visitor Services/Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	
●	●	●	●	●	●	●	●	●	●	●	●	●	Site Standards
●	●	●	●	●	●	●	●	●	●	●	●	●	Design Standards
													WORK WITH NEIGHBORHOOD GROUPS
●	●	●	●	●	●	●	●	●	●	●	●	●	REQUIRE COMPLETE APPLICATIONS

Site Standards

Specify site standards for each zone district. Site standards will include: height; front, rear and side-yard setbacks; amount of lot coverage; minimum acceptable level of services; and design standards. (3.10)

Design Standards

Include mandatory design standards for: size and type of trees and shrubs to be used in landscaping; outdoor lighting height and direction; paving materials; width of sidewalks, walkways and driveways where applicable. (3.11)

Include advisory design standards for: building and fence materials; arrangements of driveways. (3.12)

WORK WITH NEIGHBORHOOD GROUPS

Participate with public and private neighborhood groups in neighborhood clean-up fix-up campaigns by publicizing such activities through the City Council, cooperating in soliciting donations of materials and equipment, and by responding to initiatives proposed in the community. (3.13)

REQUIRE COMPLETE APPLICATIONS

In order to enable staff, the Planning Commission and the City Council to evaluate residential projects of more than five units and commercial projects, require detailed applications including:

--site and location plan, with existing trees and improvements and proposed improvements, utilities and easements, dimensions, grades;

--elevations and floor plans, shadow patterns;

--landscaping, erosion control and irrigation plans; and,

--other such information as may be deemed necessary. (3.14)

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HISTORICAL AND
ARCHITECTURAL
RESOURCES

Owners of buildings in Clearlake of particular architectural merit or distinction or of historical importance will be encouraged to maintain and restore them. (3.15)

ARCHEOLOGICAL
RESOURCES

The city shall work with the Northwest Information Center of the California Cultural Resources Inventory to identify areas of potential archeological sensitivity and to develop approaches to protect archeological resources from destruction when development takes place. (3.16)

USE
EGORY

POLICY OR
PROGRAM



Visitor Services	Visitor Accommodations	Visitor Services/Commercial	Visitor Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	
														GENERAL PLAN MAP DESIGNATIONS FOR COMMERCE AND INDUSTRY
														Industrial
														Commercial
														Visitor Services
														COMMERCIAL SITES
														Community Commercial
														Commercial Corridor

COMMERCE AND INDUSTRY

CLEARLAKE INTENDS TO:

Improve job opportunities for Clearlake residents.

Expand goods and services available in Clearlake.

Protect existing enterprises.

CLEARLAKE'S GUIDELINES FOR COMMERCE AND INDUSTRY ARE:

GENERAL PLAN MAP DESIGNATIONS FOR COMMERCE AND INDUSTRY

The land use designations for commerce and industry are intended to promote a wide range of economic activity. (4.01)

Industrial

This designation is applied to existing industrial sites and potential sites for future development with light and heavy industrial uses. (4.02)

Commercial

This category allows for a range of commercial uses. (4.03)

Visitor Services

This land use category recognizes the need for commercial activities to serve visitors. (See Recreation and Tourism, paragraph 1.02.) (4.04)

COMMERCIAL SITES

Community Commercial

The Burns Valley Mall on Olympic Drive will continue as the community commercial center for Clearlake. (4.05)

Commercial Corridor

The area along both sides of Olympic Drive between the commercial area surrounding its intersection with Old Highway 53/Burns Valley Road and Austin Park (on the south side) and Lakeshore Drive (on the north side) is designated for commercial use. Within this area, large commercial uses and high density (multi-unit) residential uses are appropriate. (4.06)

USE
CATEGORY

POLICY OR
PROGRAM



Visitor Services	Visitor Accommodations	Visitor Services/Commercial	Visitor Services/Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	
								●						Limited Commercial
●	●													Downtown Visitor Area
								●						Neighborhood Commercial
								●						INDUSTRIAL SITES
								●						Ogulin Canyon
								●						Highway Intersection
								●						Pearce Airfield
					●	●		●	●	●	●	●	●	DEFINITE COMMERCIAL AND INDUSTRIAL SITES

Limited
Commercial

The area along Lakeshore Drive between State Route 53 and Redbud Park and the area between Lakeshore Drive and Davis Avenue along Old Highway 53 will be limited commercial areas. Because these areas create the first impression many visitors have of Clearlake, all new development here should be attractively designed, sited, and landscaped. (4.07)

Downtown Visitor
Area

Visitor commercial uses will be concentrated in the downtown area between Redbud Park and Burns Valley Creek (See Recreation and Tourism, paragraph 1.07.) (4.08)

Neighborhood
Commercial

Personal service, office, and commercial uses to serve neighborhoods should be located adjacent to existing commercial uses. Permit conditions will specify acceptable levels of noise and hours of operation. (4.09)

INDUSTRIAL SITES

Three areas are designated as industrial sites.

Ogulin Canyon

The area along both sides of Ogulin Canyon Road east of State Route 53 is designated for industrial use. (4.10)

Highway
Intersection

The area west of State Route 53 at the northern intersection with Old Highway 53 is designated for industrial use. (4.11)

Pearce Airfield

Pearce Airfield is shown on the General Plan Map with industrial land use designation. If the airfield is relocated, the present site could be developed with industrial uses. (4.12)

DEFINITE COMMERCIAL
AND INDUSTRIAL SITES

Commercial and industrial uses are limited to designated areas. Conversion of lands in other designations to commercial and industrial uses should be discouraged. (4.13)

[illegible]

PROMOTION

Expanded commercial and industrial activity and year-round tourism will result in more and higher paying jobs in Clearlake. Every opportunity should be taken to promote these activities in Clearlake. (4.14)

LOCAL
ENTERPRISES

Locally owned and operated businesses will be encouraged. (4.15)

CHAIN STORES AND
RESTAURANTS

Proposed commercial development chain stores and restaurants will be encouraged to meet the needs of Clearlake. Buildings in such projects should be specially designed so that they are in keeping with the rural character of Clearlake. (4.16)

HOME
OCCUPATIONS

Home occupations will be allowed because they contribute to the livelihood of many Clearlake residents. Home occupations will be permitted in very low density and low density residential areas so long as they are harmonious with the neighborhood and do not change the character or quality of the area. (4.17)

NONCONFORMING
USES

Nonconforming commercial and industrial land uses may continue at the present level of intensity provided health and safety standards are met and nearby residents are not affected by increasing traffic, noise or other features. (4.18)

SITE STANDARDS

New commercial and industrial site standards for parking and circulation, pedestrian access and landscaping should be adopted so that new development will be attractive and functional. (4.19)

SERVICES

Improvement districts should be organized to provide roads, water and sanitation to support industrial development. (4.20)

[illegible]

Zone Districts

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THE CITY OF CLEARLAKE WILL:

AMEND THE
ZONING ORDINANCE

Amend the City's zoning ordinance to include zone districts to implement the commerce and industry land use designations.

Zone
Districts

Zone
Districts

Examples of
Permitted Uses

Community
Commercial

Retail stores, wholesale stores, theatres, restaurants, real estate offices, outdoor sales and similar uses; hotels, motels and multi-unit residential uses by special use permit. (4.21)

Limited
Commercial

Small retail stores, personal services, small offices. (4.22)

(For Visitor Commercial, see Recreation and Tourism, paragraph 1.18.)

Limited
Industrial

Light manufacturing, warehousing, freight forwarding, storage, municipal corporation yards and similar uses. (4.23)

Industrial

Mining, heavy manufacturing, auto demolition or rebuilding, geothermal and similar uses. (4.24)

Site Standards

Amend the zoning ordinance to specify site standards for commercial and industrial land uses. These standards should include regulations for minimum allowable parcel sizes, setbacks, height limitations, lot coverage, parking and loading ratios, lighting requirements, landscaping, and circulation and building design. (4.25)

LAND USE CATEGORY	Visitor Services	Visitor Accommodations	Commercial Visitor Services/Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	POLICY OR PROGRAM ↓
									●	●				Define Home Occupations
	●	●	●	●		●	●	●	●	●	●	●	●	Define Nonconforming Uses
	●	●	●	●	●	●	●	●	●	●	●	●	●	USE DEVELOPMENT REVIEW PROCESS
							●	●						SUPPORT LOCAL ACTION

LAND USE CATEGORY	Visitor Services	Visitor Accommodations	Commercial Visitor Services/Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	POLICY OR PROGRAM ↓
									●	●				Define Home Occupations
	●	●	●	●		●	●	●	●	●	●	●	●	Define Nonconforming Uses
	●	●	●	●	●	●	●	●	●	●	●	●	●	USE DEVELOPMENT REVIEW PROCESS
							●	●						SUPPORT LOCAL ACTION

Define Home
Occupations

Define home occupations in the zoning ordinance. Adopt rules in the ordinance which allow home occupations in very low and low density residential districts and establish performance standards. (4.26)

Define
Nonconforming Uses

Include a definition of conforming and nonconforming uses in the zoning ordinance. Establish rules governing continuance and discontinuance of nonconforming uses. (4.27)

USE DEVELOPMENT
REVIEW PROCESS

Use the development review process to evaluate projects for consistency with Clearlake's General Plan. (4.28)

Methods which can be used to accomplish this include, but are not limited to, the following:

- Require applicants to submit information on such things as the number of jobs the project will create for residents (4.29)

- Require applicants to describe the elements of the building design which make it consistent with the rural character of Clearlake (4.30)

- Develop a checklist to assess consistency with the General Plan and include the checklist in staff reports to the Planning Commission and City Council. (4.31)

- Require the Planning Commission to make a finding that the project is consistent with the General Plan before approving any application. (4.32)

SUPPORT
LOCAL
ACTION

Participate with the Chamber of Commerce and other local groups to promote Clearlake to industry. (4.33)

Work with the Lake County economic development committee. (4.34)

LAND USE CATEGORY	POLICY OR PROGRAM
Visitor Services	GENERAL PLAN MAP DESIGNATIONS FOR TRANSPORTATION Major Arterials Arterials Collectors
Visitor Accommodations	
Commercial Visitor Services/Residential	
Parks	
Special Study Areas	
Resource Protection Areas	
Agriculture	
Civic and Office	
Industrial	
Commercial	
Very Low Density Residential	
Low Density Residential	
Medium Density Residential	
Managed Development Areas	

Major Arterials

Collectors

TRANSPORTATION

CLEARLAKE INTENDS TO:

Improve the street system so that residents can move easily through and across town, and set priorities to accomplish this goal.

Insure that people can get to Clear Lake and other community attractions by car, on foot, and on bicycle.

Keep visitor traffic out of neighborhoods.

Ensure that people can walk safely throughout Clearlake.

Improve off-street parking in the downtown area.

Maintain appropriate public transportation, while exploring alternative types.

Pearce Field should be moved to a better location and expanded.

CLEARLAKE'S GUIDELINES FOR TRANSPORTATION ARE:

GENERAL PLAN MAP DESIGNATIONS FOR TRANSPORTATION

The streets and roads of Clearlake are classified as major arterials, arterials, collectors and local streets. (5.01)

Major Arterials

Major arterials move the most traffic the longest distance with the most efficiency. State Route 53 is Clearlake's major arterial. (5.02)

Arterials

Arterial streets move traffic through and across town. To be effective, arterials should have few intersections, little side traffic, and allow pedestrians, bicycles and public vehicles. Arterial streets in Clearlake are Lakeshore Drive (between State Route 53 and Manatee), Olympic Drive, Old Highway 53 (between State Route 53 and Olympic Drive), and Sulphur Bank Drive. (5.03)

Collectors

Collector streets connect arterials with local streets. They tend to be used for short trips within town. Collectors should relieve congestion on local streets but should also accommodate pedestrians, bicycles and public vehicles. Examples of collector streets in Clearlake area are Davis Street, Burns Valley Road, Mullen Avenue and Uhl Avenue. (5.04)

LAND USE
CATEGORY

POLICY OR
PROGRAM



Visitor Services	Visitor Accommodations	Visitor Services/Commercial	Visitor Accommodations/Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	
														Local Streets
●	●	●	●	●	●	●	●	●	●	●	●	●	●	STREET STANDARDS
														VISITOR TRAFFIC
														Visitor Loop
														State Route 53
														Anderson Marsh
														RESIDENT TRAFFIC
														Uhl Avenue
●	●	●	●	●	●	●	●	●	●	●	●	●		Local Streets

Local Streets	Local streets provide access to property and minimal through traffic. All streets in Clearlake not designated as arterials or collectors are local streets. (5.05)
STREET STANDARDS	The road system in Clearlake will continue to be primarily two-lane, two-way streets. All new and improved streets shall be consistent with standards set forth in a standards specifications manual to be adopted by City Council. (5.06)
VISITOR TRAFFIC	Visitor traffic entering Clearlake from State Route 53 should use arterial streets. (5.07)
Visitor Loop	The Lakeshore Drive and Olympic Drive loop to and from State Route 53 is designated as the main route into Clearlake's downtown area. (5.08)
State Route 53	State Route 53 should be improved to accommodate through, visitor and resident traffic. (5.09)
Anderson Marsh	Access to Anderson Marsh will be provided from new streets directly off State Route 53 or Old Highway 53 and from existing local streets. (5.10)
RESIDENT TRAFFIC	Collector and arterial streets are intended to carry most in-town traffic. (5.11)
Uhl Avenue	Uhl Avenue is designated as a collector between Lakeshore Drive and Olympic Drive. Frontage right-of-way needed for realignment will be dedicated by landowners seeking to develop along this segment of Uhl Avenue. (5.12)
Local Streets	All new local streets will be surfaced according to standards finally adopted by the City in its specifications manual. Paving existing local streets will be encouraged. (5.13)

ND USE
TEGORY

POLICY OR
PROGRAM



Visitor Services	Visitor Accommodations	Visitor Services/Commercial	Visitor Services/Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	
●	●	●	●					●						PEDESTRIAN ACCESS
								●						Sidewalks
●	●	●	●					●						Crosswalks
							●	●						BICYCLE TRAVEL
●	●	●				●		●						DOWNTOWN PARKING
							●	●						PEARCE AIRFIELD
							●	●		●	●			TRANSIT
●	●	●	●		●	●	●	●		●	●			Transit Improvements

PEDESTRIAN ACCESS

Sidewalks

Paved sidewalks or other clearly-defined walkways will be required along arterial streets with the exceptions of Old Highway 53 and Sulphur Bank Drive. (5.14)

Crosswalks

Crosswalks will be painted at major intersections and at other locations in commercial and visitor-serving areas. (5.15)

BICYCLE TRAVEL

Secure bicycle parking facilities may be required of new commercial and industrial development at the discretion of the Planning Commission. (5.16)

DOWNTOWN PARKING

All new development in the downtown visitor area will be required to meet parking standards and/or join the downtown parking district. (5.17)

PEARCE AIRFIELD

New development in areas surrounding Pearce Airfield may be approved provided no safety hazards are created. New residential development will be prohibited in the Pearce Airfield clear zone as delineated in the Lake County Airports Master Plan. (5.18)

TRANSIT

Transit Improvements

Major commercial, industrial and multi-unit residential development will be concentrated along arterial and collector streets to promote a fixed route transit system. (5.19)

As Clearlake's transit system expands, new high-density residential and/or commercial development may be required to provide bus stops, shelters, and/or turn-outs. (5.20)

LAND USE
CATEGORY

POLICY OR
PROGRAM



Visitor Services	Visitor Accommodations	Visitor Services/Commercial	Visitor Accommodations/Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	
●	●	●	●		●	●	●	●	●	●	●			FINANCING IMPROVEMENTS
●	●	●	●		●	●	●	●	●	●	●			AMEND THE ZONING ORDINANCE
														ESTABLISH CITY ENGINEERING CRITERIA
														DEVELOP A LONG-RANGE TRANSPORTATION PROGRAM
														Safety Improvements
														Improve Arterials
●	●	●	●		●	●	●	●	●	●	●	●		Crosswalks
●	●	●	●	●	●	●	●	●	●	●	●	●		Signing

FINANCING
IMPROVEMENTS

New development along arterial streets may be required to provide road improvements such as street widenings, curbs, gutters, sidewalks and storm drains. Where the City determines that such improvements should not be installed at the time of project construction, an in-lieu contribution to a general street improvement fund will be required. (5.21)

THE CITY OF CLEARLAKE WILL ACT TO:

AMEND THE
ZONING ORDINANCE

Continue City policy to maintain a street improvement fund and a schedule for in-lieu contributions. (5.22)

ESTABLISH CITY
ENGINEERING CRITERIA

Establish standard engineering criteria for construction of streets. (5.23)

DEVELOP A LONG-RANGE
TRANSPORTATION PROGRAM

Develop a long-range improvement program which includes the following key improvements: (5.24)

Safety Improvements

- 1) Carry out "Priority A" improvements in Traffic Accident Reduction Study.

Improve Arterials

- 2) Paint centerline and right edge stripe on all arterial streets.

- 3) Install improvements to arterials street intersections, including realignments, turn lanes and traffic signals.

Crosswalks

- 4) Provide crosswalks at all intersections of collector and arterial streets.

Signing

- 5) Devise and carry out street signing program.

ND USE
EGORY

POLICY OR
PROGRAM



Visitor Services	Visitor Accommodations	Visitor Services/Commercial Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	
													Uhl Avenue Improvements
													Improvements to Collectors
													FINANCE ROAD IMPROVEMENTS
●	●	●	●	●	●	●	●	●	●	●	●		Local Street Improvement Districts
●	●	●	●		●		●						ESTABLISH PARKING COMMISSION
													CONTINUE CLEARLAKE PUBLIC TRANSPORTATION

	6) Install signing identifying the "Visitor Loop" along Lakeshore Drive and Olympic Drive.
	7) Make street and traffic signs consistent throughout Clearlake.
Uhl Avenue Improvements	8) Prepare a specific plan for Uhl Avenue.
	9) Carry out improvements to Uhl Avenue by acquiring right-of-way and constructing new segments.
Improvements to Collectors	10) Pave unpaved portions of collector system.
	11) Paint centerline and edge striping along collector streets.
FINANCE ROAD IMPROVEMENTS	Seek funds from county, state and federal sources and the general fund of the City, for collector and arterial street improvements not associated with new developments. (5.25)
Local Street Improvement Districts	Help Clearlake residents organize local street improvement districts to improve and pave unpaved local streets. (5.26)
ESTABLISH PARKING COMMISSION	Establish a downtown parking assessment district managed by a commission to be appointed by the City Council and to include representatives of downtown businesses in its membership. The commission shall identify need for and potential locations of downtown off-street parking, downtown roadside improvements, and funding sources and mechanisms to finance parking and improvements. (5.27)
CONTINUE CLEARLAKE PUBLIC TRANSPORTATION	Continue the Clearlake semi-private public transportation program. Monitor the program to ensure continued cost-effective service. (5.28)



Uhl Avenue
Improvements

6) Install signing identifying the "Visitor Loop" along Lakeshore Drive and Olympic Drive.

7) Make street and traffic signs consistent throughout Clearlake.

8) Prepare a specific plan for Uhl Avenue.

9) Carry out improvements to Uhl Avenue by acquiring right-of-way and constructing new segments.

Improvements
to Collectors

10) Pave unpaved portions of collector system.

11) Paint centerline and edge striping along collector streets.

FINANCE
ROAD IMPROVEMENTS

Seek funds from county, state and federal sources and the general fund of the City, for collector and arterial street improvements not associated with new developments. (5.25)

Local Street
Improvement
Districts

Help Clearlake residents organize local street improvement districts to improve and pave unpaved local streets. (5.26)

ESTABLISH
PARKING COMMISSION

Establish a downtown parking assessment district managed by a commission to be appointed by the City Council and to include representatives of downtown businesses in its membership. The commission shall identify need for and potential locations of downtown off-street parking, downtown roadside improvements, and funding sources and mechanisms to finance parking and improvements. (5.27)

CONTINUE CLEARLAKE
PUBLIC TRANSPORTATION

Continue the Clearlake semi-private public transportation program. Monitor the program to ensure continued cost-effective service. (5.28)

[illegible]

Evaluate the desirability of adding busses to augment the dial-a-ride system as demand for public transit grows. (5.29)

ENCOURAGE
BICYCLE SAFETY

Cooperate with the school district to conduct a bicycle safety program in schools. (5.30)

APPOINT AIRFIELD
ADVISORY COMMITTEE

Appoint an advisory committee to study the possibilities of where and how a new airport could be developed to serve Lake County. (5.31)

SUPPORT AN
ACCURATE STREET MAP

Explore funding of or sponsorship for preparation of an accurate street map based on the most recent aerial photographs of Clearlake. (5.32)

COOPERATE WITH
STATE

Request the State Department of Transportation (CalTrans) to maintain State Route 53 for visitor, resident and through traffic. (5.33)

Request CalTrans to include "City of Clearlake" on mileage signs on State Highways 20, 29, 53, 128 and on the Silverado Trail. (5.34)

Signs

Request CalTrans to set up signs on State Route 53 routing traffic onto the "visitor loop" (Lakeshore and Olympic Drives), to Redbud and Austin Parks and to the downtown area. (5.35)

LAND USE
CATEGORY



Visitor Services
Visitor Accommodations
Visitor Services/Commercial
Residential
Parks
Special Study Areas
Resource Protection Areas
Agriculture
Civic and Office
Industrial
Commercial
Very Low Density Residential
Low Density Residential
Medium Density Residential
Managed Development Areas

POLICY OR
PROGRAM



GENERAL PLAN MAP
DESIGNATIONS FOR
HOUSING

Very Low
Density
Residential

Low
Density
Residential

Medium
Density
Residential

HOUSING

CLEARLAKE INTENDS TO:

Promote attractive residential neighborhoods.

Improve roads, sewers, and water supply for housing.

Conserve housing for low income and moderate income people.

Encourage new housing.

Promote diversity of housing types - stick-built houses, manufactured homes, rental apartments - in compatible and agreeable arrangements.

Promote energy conservation in housing design and siting.

CLEARLAKE'S GUIDELINES FOR HOUSING ARE:

GENERAL PLAN MAP DESIGNATIONS FOR HOUSING

The housing land use categories are intended to allow infill on existing parcels in areas where the majority of the lots are developed, and encourage merger of lots in areas where many lots are undeveloped. (6.01)

Very Low Density Residential

This category is applied to the few areas in the city where there are existing large lot subdivisions. The permitted densities require one-and-one-quarter acres to ten acres of land per dwelling unit. (6.02)

Low Density Residential

This category includes most of the lower density subdivisions which make up the bulk of the residential development pattern in Clearlake. The allowable density ranges from 5,000 square feet per dwelling unit to one-and-one-quarter acres per dwelling unit, or about one to nine units per gross acre. (6.03)

Medium Density Residential

This category applies to existing subdivisions where substantial development has already occurred and in-fill of existing lots served by water, sewers and paved roads is planned. Allowable densities range from about 9 to 11 dwelling units per gross acre or approximately 4,000 square feet to 5,000 square feet per dwelling unit. (6.04)

USE
CATEGORY

USE CATEGORY	Visitor Services	Visitor Accommodations	Visitor Services/ Commercial	Visitor Services/ Residential	Parks	Special Study Areas/ Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	POLICY OR PROGRAM ↓
				●		●				●	●	●	●		DENSITY
				●						●	●	●	●		NONCONFORMING LOTS
				●						●	●	●			MANUFACTURED HOMES
				●		●			●		●	●			MULTI-UNIT HOUSING

DENSITY

In reviewing development proposals, the City will presume that the lowest density permitted by the General Plan is the density which should be approved. If the applicant demonstrates that site planning and engineering will be accomplished in a manner that respects construction conditions at the site, and that building orientation and appearance are appropriate to the site and its context, a higher density may be approved. General Plan densities for specific properties will be calculated on the basis of net developable land. (6.05)

NONCONFORMING LOTS

Nonconforming lots are lots which do not meet standards for size, frontage or other established requirements. Many nonconforming lots exist in Clearlake. Merger of adjoining lots under common ownership is encouraged throughout the City. Merger of adjoining nonconforming lots under common ownership where a new unit is to be served by septic should be required. (6.06)

MANUFACTURED HOMES

Single family manufactured homes may be developed in any residentially-designated area of the city to standards specified in the zoning ordinance. No distinction shall be drawn between stick-built and manufactured homes. (6.07)

MULTI-UNIT HOUSING

Multi-unit housing may be developed in low density or medium density residential districts and in community commercial districts with specific site standards providing for adequate off-street parking, installed and maintained landscaping, on-site low-rise lighting, private open space, common usable open space, water, sewers and paved roads, driveways and parking area. (6.08)

[illegible]

MOBILE
HOME
PARKS

New mobile home parks may be developed in medium density residential areas with specific site standards providing for adequate off-street parking, installed and maintained landscaping, on-site low-rise lighting, private open space, common usable open space, water, power, private and/or common storage sheds, and paved roads, driveways and parking area. (6.09)

RENTAL HOUSING

Rental housing is needed in Clearlake and will be encouraged. (6.10)

HOUSING
REHABILITATION

Rehabilitation and maintenance to improve the quality of existing housing will be encouraged. (6.11)

"SUBURBAN"
TYPE NEIGHBORHOODS

Neighborhoods with paved streets, walkways or sidewalks, street trees, and deep lawns provide housing opportunities of a kind not readily available in Clearlake and should be encouraged. (6.12)

THE CITY OF CLEARLAKE WILL ACT TO:

AMEND ZONING
ORDINANCE

Amend the city's zoning ordinance to implement the residential land use designations.

Zone Districts

Zone
District

Examples of
Permitted Uses

Residential,
1-1/4 to 10
acres per
dwelling

Single family residences, household gardening and animal raising, home occupations, small orchards, vineyards, and small scale enterprises conducted as home occupations. (6.13)

Multi-Unit
Housing

Residential,
5,000 square
feet to 1-1/4
acre per
dwelling

Single family residences,
home occupations (6.14)

Residential,
4,000 to
5,000 square
feet per
dwelling

Single family residences;
home occupations by special
use permit (6.15)

Special
Study
District

See paragraph 2.20.

Special
Planned
Development
Districts

See paragraphs 2.21 and 2.22.

Hazard
Overlay
District

See paragraph 2.23.

Exclusive
Agricultural
District

See paragraph 2.24.

Multi-Unit Housing

Multi-family housing up to densities not exceeding 10 units per acre may be developed in low density and medium density residential districts and in community commercial districts, following staff approval or site plan. Multi-family housing at densities greater than 10 units per acre may be developed in those same districts with Planning Commission review and approval of the site plan. (6.16)

Site plan reviews by staff and Planning Commission shall consider adequacy of off-street parking, provision for landscape installation and maintenance, on-site low-rise lighting, private open space, common usable open space, water, sewer service, paved streets, driveways and parking areas. (6.17)

ND USE
CATEGORY

POLICY OR
PROGRAM



Visitor Services	Visitor Accommodations	Visitor Services/Commercial Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	
								●	●	●			Mobile Homes
											●		Mobile Home Parks
								●	●	●			Energy Conservation: Setbacks
							●	●	●	●			Orientation
								●	●	●			SOLICIT HOUSING REHABILITATION PROGRAM
								●	●	●			APPLY FOR FEDERAL FUNDS
								●	●	●			CONDUCT REFERENDUM

No projects having densities in excess of 20 units per acre shall be approved. (6.18)

Mobile Homes

Maintain the site development standards for the development of mobile homes specified in the zoning ordinance. (6.19)

Mobile Home Parks

Amend the zoning ordinance to provide for mobile home parks as a conditional use in the residential 4,000 to 5,000 square foot zone districts and to specify site development standards. (6.20)

Energy Conservation

Amend the zoning ordinance to permit variances to setback requirements to facilitate orienting new residential structures for passive solar heating and cooling. (6.21)

Amend the zoning ordinance to require lot and building orientation in new residential and commercial developments to take advantage of opportunities for passive solar heating and cooling. (6.22)

SOLICIT HOUSING
REHABILITATION
PROGRAM

Request the North Coast Opportunities housing rehabilitation program which serves Lake and Mendocino counties to expand its program to Clearlake. (6.23)

APPLY FOR
FEDERAL FUNDS

Apply for federal funds for community and housing improvement, under the Small Cities program of the Housing and Community Development Act. (6.24)

CONDUCT
REFERENDUM

Conduct a local referendum as required under Article 34 of the Constitution of the State of California to gain voter approval for locally sponsored low and moderate income housing. (6.25)

Visitor Services	Visitor Accommodations	Visitor Services/Commercial Residential	Parks	Special Study Areas/Resource Protection Areas	Agriculture	Civic and Office	Industrial	Commercial	Very Low Density Residential	Low Density Residential	Medium Density Residential	Managed Development Areas	POLICY OR PROGRAM ↓
													COOPERATE WITH AREAWIDE PLANNING COUNCIL
													INCREASE HOUSING
													SECOND UNIT ORDINANCE
													SOLICIT ADVICE FROM STATE OFFICIALS
													FIVE YEAR HOUSING IMPLEMENTATION PLAN

COOPERATE
WITH AREAWIDE
PLANNING COUNCIL

Continue to cooperate with the Areawide Planning Council to request allocations of federal funds for rental assistance for low and moderate income households. (6.26)

INCREASE HOUSING

In any area where redevelopment may take place, review and approve plans that would result in a net increase in the number of housing units. (6.27)

SECOND UNIT
ORDINANCE

Develop an ordinance setting forth standards for permitting development and/or use of second units on residential parcels. (6.28)

SOLICIT ADVICE
FROM STATE OFFICIALS

Invite staff for staff housing programs from the California Department of Housing and Community Development to come to Clearlake and conduct a field study of housing problems and opportunities. (6.29)

FIVE YEAR HOUSING
IMPLEMENTATION PLAN

Review and adopt a five-year implementation plan as a supplement to the Policies and Programs document, setting forth planned housing activities and responsibilities over the next five years. (6.30)

INDEXES TO THE GENERAL PLAN

Two indexes to the Clearlake General Plan/Policies and Programs are presented on the following pages.

The subject index provides paragraph references within the Policies and Program document by individual topic.

The property owner's guide is organized according to the various land use designations discussed in the Policies and Programs document and delineated on the General Plan Land Use Map. It provides subject and page references for the particular policies and programs discussed in the plan that refer to or have bearing on a given land use designation.

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Property Owner's Guide

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PROPERTY OWNER'S CROSS REFERENCE

If your property is designated VISITOR SERVICES, you should pay particular attention to the following parts of the Clearlake General Plan.

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If your property is designated **VISITOR ACCOMMODATIONS**, you should pay particular attention to the following parts of the Clearlake General Plan.

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57	Local Street Improvement Districts Establish a Parking Commission
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11	Zone Districts Scenic Route
13	Lakeshore Drive Design Study
15	Interim Requirements
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21	Erosion Control Flood Hazard Drainage On-Site Detention
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- 57 Local Street Improvement Districts
Establish a Parking Commission
59 Signs

If your property is designated **VISITOR ACCOMMODATIONS/RESIDENTIAL**, you should pay particular attention to the following parts of the Clearlake General Plan.

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31	Austin Park-Burns Valley School Center
33	Trees
37	Historical and Architectural Resources Archeological Resources
51	Street Standards
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11	Scenic Route
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PAGE
NO.

POLICY OR PROGRAM

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19	Agriculture
	Managed Development Areas
	Water Quality
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
23	Environmental Review
25	Define Net Developable Land
	Special Planned Development Districts
27	Agricultural Land Development Standards
	Use the Environmental Review Process
	Within City Limits
33	Trees
37	Historical and Architectural Resources
	Archeological Resources
41	Definite Commercial and Industrial Sites
	Use Development Review Process
51	Street Standards
55	Signing

If your property is designated CIVIC AND OFFICE, you should pay particular attention to the following parts of the Clearlake General Plan.

<u>PAGE</u> <u>NO.</u>	<u>POLICY OR PROGRAM</u>
7	Downtown Visitor Area
	Visitor Area Design
9	Scenic Views
11	Scenic Route
13	Lakeshore Drive Design Study
19	Water Quality
	Sewers
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
23	Environmental Review
25	Define Net Developable Land
	Special Planned Development Districts
27	Use the Environmental Review Process
	Within City Limits

PAGE
NO.

POLICY OR PROGRAM

31	Civic and Office Uses Town Center Austin Park-Burns Valley School Center Southshore Center
33	Trees Building Design Criteria Zone Districts
35	Site Standards Design Standards Require Completed Applications
37	Historical and Architectural Resources Archeological Resources
43	Nonconforming Uses
47	Define Nonconforming Uses Use Development Review Process
51	Street Standards Local Streets
53	Downtown Parking Transit Transit Improvements
55	Financing Improvements Amend the Zoning Ordinance Crosswalks Signing
57	Local Street Improvement Districts Establish a Parking Commission

If your property is designated **INDUSTRIAL**, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE
NO.

POLICY OR PROGRAM

9	Scenic Views
11	Scenic Route
19	Water Quality Sewers
21	Erosion Control Flood Hazard Drainage On-Site Detention Air Quality
23	Environmental Review
25	Define Net Developable Land Special Planned Development Districts
27	Use the Environmental Review Process Within the City Limits
33	Trees Low Building Profile Building Design Criteria

<u>PAGE</u> <u>NO.</u>	<u>POLICY OR PROGRAM</u>
35	Site Standards Design Standards Require Complete Applications
37	Historical and Architectural Resources Archeological Resources
39	Industrial
41	Industrial Sites Ogulin Canyon Highway Intersection Pearce Airfield Definite Commercial and Industrial Sites
43	Local Enterprises Nonconforming Uses Site Standards Services
45	Zone Districts Site Standards
47	Define Nonconforming Uses Use Development Review Process Support Local Action
51	Street Standards Local Streets
53	Bicycle Travel Pearce Airfield Transit Transit Improvements
55	Financing Improvements Amend the Zoning Ordinance Crosswalks Signing
57	Local Street Improvement Districts Establish a Parking Commission
59	Appoint Airfield Advisory Committee

If your property is designated **COMMERCIAL**, you should pay particular attention to the following parts of the Clearlake General Plan.

<u>PAGE</u> <u>NO.</u>	<u>POLICY OR PROGRAM</u>
7	Downtown Visitor Area Visitor Area Design
9	Scenic Views
11	Scenic Route
19	Water Quality Sewers

PAGE
NO.

POLICY OR PROGRAM

21	Erosion Control Flood Hazard Drainage On-Site Detention Air Quality
23	Environmental Review
25	Define Net Developable Land Special Planned Development Districts
27	Use the Environmental Review Process Within City Limits
33	Trees Low Profile Buildings Building Design Criteria
35	Site Standards Design Standards Require Complete Applications
37	Historical and Architectural Resources Archeological Resources
39	Commercial Community Commercial Commercial Corridor
41	Limited Commercial Neighborhood Commercial Definite Commercial and Industrial Sites
43	Local Enterprises Chain Stores and Restaurants Nonconforming Uses Site Standards
45	Zone Districts Site Standards
47	Define Nonconforming Uses Use Development Review Process Support Local Action
51	Street Standards Local Streets
53	Pedestrian Access, Sidewalks Crosswalks Bicycle Travel Downtown Parking Pearce Airfield Transit Transit Improvements
55	Financing Improvements Amend the Zoning Ordinance Crosswalks Signing
57	Local Street Improvement Districts Establish a Parking Commission
63	Multi-Unit Housing
67	Multi-Unit Housing
69	Energy Conservation Orientation

If your property is designated **VERY LOW DENSITY RESIDENTIAL**, you should pay particular attention to the following parts of the Clearlake General Plan.

<u>PAGE</u> <u>NO.</u>	<u>POLICY OR PROGRAM</u>
9	Scenic Views
11	Scenic Route
19	Water Quality
	Septic Systems
	Lot Mergers
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
23	Environmental Review
25	Define Net Developable Land
	Special Planned Development Districts
27	Agricultural Land Development Standards
	Use the Environmental Review Process
	Within City Limits
	Flood Insurance Program
13	Trees
	Low Profile Buildings
	Building Design Criteria
35	Site Standards
	Design Standards
	Require Complete Applications
37	Historical and Architectural Resources
	Archeological Resources
41	Definite Commercial and Industrial Sites
43	Home Occupations
	Nonconforming Uses
47	Define Home Occupations
	Define Nonconforming Uses
	Use Development Review Process
51	Street Standards
	Local Streets
55	Financing Improvements
	Amend the Zoning Ordinance
	Signing
57	Local Street Improvement Districts
61	General Plan Map Designations for Housing
	Very Low Density Residential
63	Density
	Nonconforming Lots
	Manufactured Homes
65	Rental Housing
	Housing Rehabilitation
	"Suburban" Type Neighborhoods
	Amend Zoning Ordinance
	Zone Districts
69	Mobile Homes
	Energy Conservation
	Setbacks

PAGE
NO.

POLICY OR PROGRAM

69	Orientation
	Solicit Housing Rehabilitation Program
	Apply for Federal Funds
	Conduct Referendum
71	Cooperate with Areawide Planning Council
	Increase Housing
	Second Unit Ordinance
	Solicit Advice from State Officials

If your property is designated **LOW DENSITY RESIDENTIAL**, you should pay particular attention to the following parts of the Clearlake General Plan.

PAGE
NO.

POLICY OR PROGRAM

9	Scenic Views
11	Scenic Route
19	Water Quality
	Septic Systems
	Lot Mergers
	Sewers
21	Erosion Control
	Flood Hazard
	Drainage
	On-Site Detention
23	Environmental Review
25	Define Net Developable Land
	Special Planned Development Districts
27	Agricultural Land Development Standards
	Use the Environmental Review Process
	Within City Limits
	Flood Insurance Program
33	Trees
	Low Profile Buildings
	Building Design Criteria
35	Site Standards
	Require Complete Applications
37	Historical and Architectural Resources
	Archeological Resources
41	Definite Commercial and Industrial Sites
43	Home Occupations
	Nonconforming Uses
47	Define Home Occupations
	Define Nonconforming Uses
	Use Development Review Process
51	Street Standards
	Local Streets
53	Transit
	Transit Improvements
55	Financing Improvements

<u>PAGE</u> <u>NO.</u>	<u>POLICY OR PROGRAM</u>
55	Amend the Zoning Ordinance Signing
57	Local Street Improvement Districts
61	General Plan Map Designations for Housing Low Density Residential
63	Density Nonconforming Lots Manufactured Homes Multi-Unit Housing Rental Housing Housing Rehabilitation "Suburban" Type Neighborhoods Amend Zoning Ordinance Zone Districts
67	Multi-Unit Housing
69	Mobile Homes Energy Conservation Setbacks Orientation Solicit Housing Rehabilitation Program Apply for Federal Funds Conduct Referendum
71	Cooperate with Areawide Planning Council Increase Housing Second Unit Ordinance Solicit Advice from State Officials

If your property is designated **MEDIUM DENSITY RESIDENTIAL**, you should pay particular attention to the following parts of the Clearlake General Plan.

<u>PAGE</u> <u>NO.</u>	<u>POLICY OR PROGRAM</u>
9	Scenic Views
11	Scenic Route
19	Water Quality Septic Systems Lot Mergers Sewers
21	Erosion Control Flood Hazard Drainage On-Site Detention
23	Environmental Review
25	Define Net Developable Land Special Planned Development Districts
27	Agricultural Land Development Standards Use the Environmental Review Process Within City Limits Flood Insurance Program

<u>PAGE</u> <u>NO.</u>	<u>POLICY OR PROGRAM</u>
33	Trees Low Profile Buildings Building Design Criteria
35	Site Standards Design Standards Require Complete Applications
37	Historical and Architectural Resources Archeological Resources
41	Definite Commercial and Industrial Sites
43	Home Occupations Nonconforming Uses
47	Define Home Occupations Define Nonconforming Uses Use Development Review Process
51	Street Standards Local Streets
53	Transit Transit Improvements
55	Financing Improvements Amend the Zoning Ordinance Crosswalks Signing Uhl Avenue Improvements
57	Local Street Improvements Districts
61	General Plan Map Designations for Housing Medium Density Residential
63	Density Nonconforming Lots Manufactured Homes Multi-Unit Housing
65	Mobile Home Parks Rental Housing Housing Rehabilitation "Suburban" Type Neighborhoods Amend Zoning Ordinance Zone Districts
67	Multi-Unit Housing
69	Mobile Homes Mobile Home Parks Energy Conservation Setbacks Orientation Solicit Housing Rehabilitation Program Apply for Federal Funds Conduct Referendum
71	Cooperate with Areawide Planning Council Increase Housing Second Unit Ordinance Solicit Advice from State Officials

If your property is designated **MANAGED DEVELOPMENT AREA**, you should pay particular attention to the following parts of the Clearlake General Plan.

<u>PAGE</u> <u>NO.</u>	<u>POLICY OR PROGRAM</u>
9	Scenic Views
11	Scenic Route
19	Managed Development Areas
	Water Quality
	Sewers
21	Erosion Control
	Flood Hazard
	Floodways
	Drainage
	On-Site Detention
23	Environmental Review
25	Define Net Developable Land
27	Special Planned Development Districts
	Agricultural Land Development Standards
	Use the Environmental Review Process
	Within City Limits
	Flood Insurance Program
33	Trees
35	Site Standards
	Design Standards
37	Historical and Architectural Resources
	Archeological Resources
41	Definite Commercial and Industrial Sites
43	Nonconforming Uses
47	Define Nonconforming Uses
	Use Development Review Process
51	Street Standards
61	Density
	Nonconforming lots

CITY OF CLEARLAKE

ORDINANCE NO. ORD-34-92

✓ ORDINANCE APPROVING REZONE (RZ-02-91),
AMENDMENT OF CLEARLAKE OFFICIAL ZONING MAP,
CLEARLAKE SHOPPING CENTER, APN 10-043-28 & 10-024-98

THE CITY COUNCIL OF THE CITY OF CLEARLAKE ORDAINS AS FOLLOWS:

Section 1. Approval of Rezone (RZ-02-91), a Zoning Map Amendment from "R-3-PD" (High Density Residential District, Planned Development Combining District) and "R-1-PD-HS" (Low Density Residential District, Planned Development and Housing Standards Combining Districts) to "C-2" (Community Commercial) on the a total 49+/- acre site located on the east side of Dam Rd. by its intersection with State Highway 53, Clearlake, CA, further described as assessors parcel numbers 10-043-28 and 10-024-98.

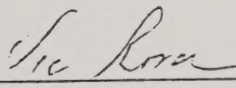
Section 2. This ordinance shall take effect thirty (30) days after the date of passage, and before the expiration of fifteen (15) days after its passage it shall be published at least once in a newspaper of general circulation in the City of Clearlake.

INTRODUCED by the City Council of the City of Clearlake, County of Lake, State of California, on the 8th day of June, 1992, and PASSED AND ADOPTED on the 22nd day of June, 1992, by the following vote:

AYES: Mayor Rosa, Vice Mayor Constable, Council Members Burton, Smith and Struthers

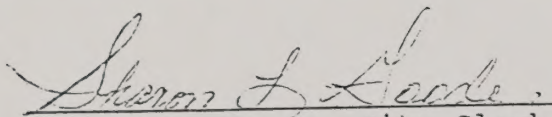
NOES: None

ABSENT OR NOT VOTING: None



Vic Rosa, Mayor

ATTEST:



Sharon L. Goode, City Clerk

U.C. BERKELEY LIBRARIES



C094824682

